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17-13-0303-C(1) Type 1 Narrative & Plans – 2603 South Halsted Street, Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 3,000 sq. ft.

Proposed Land Use: The Applicant is proposing develop the subject property with a new four-story mixed-use building containing approximately 1,021 sq. ft. of retail space at grade and three (3) residential units above. The proposed building will measure 45 ft. in height. The subject property is a Transit Served Location but will be supported by four (4) off-street parking spaces. Pursuant to Secs. 17-13-1003 and 17-13-1101 of the Chicago Zoning Ordinance, the Applicant is seeking optional Administrative Adjustment approval to increase the off-street parking requirement for a Transit Served Location from two (2) parking spaces to four (4) parking spaces, and Variation approval for all relief necessary, as allowed by the code, for the attached Type 1 Plan Set.

(A) The Project's Floor Area Ratio: 6,825 square feet (2.275 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,000 square feet per D.U. (3 residential units)

(C) The amount of off-street parking: 4 parking spaces

*The subject property is a designated Transit Served Location. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to increase the required number of off-street parking spaces from two (2) parking spaces to four (4) parking spaces.

(D) Setbacks:

a. Front Setback: 2 feet-8 inches
b. Side Setbacks:
North Side: 6 inches
South Side: 6 inches
c. Rear Setback: 41 feet-8 inches

(E) Building Height: 45 feet

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Sec. 17-3-0308 Criteria for Transit-Served Locations – Supplemental Narrative Zoning Analysis

1. The subject property is a designated Transit Served Location per Sec. 17-10-0102-B because it is located within approximately 46 linear feet of the Halsted Street CTA Bus Line Corridor roadway segment. The proposed mixed-use building containing retail space at grade and three (3) residential units above will be supported by four (4) off-street parking spaces at the rear. Pursuant to Section 17-13-1003-EE, the Applicant is seeking to permit an increase in the number of required off-street parking spaces, from three (3) parking spaces to four (4) parking spaces.

2. The proposed building design complies with the main building door and entryway design standards provided by Sec. 17-4-0504. The proposed building will have a front setback of 2 feet-8 in. from the subject lot's front property line along South Halsted Street to align with the footprints of the neighboring buildings on the block. The building's first floor was designed with windows facing the sidewalk located along South Halsted Street.

3. The Transit Friendly Development Guide defines 'transit friendly development' as development which is oriented towards and integrated with adjacent transit. The proposed mixed-use building incorporates accessibility and connectivity to mass transit based on its location near the Halsted CTA bus route. The Applicant believes the development of a vacant lot will improve the subject area for residents and other commuters traveling in the subject area.

4. The proposed mixed-use building will contain approximately 1,021 sq. ft. of retail space at grade and three (3) residential units above. The proposed building will be supported by four (4) off-street parking spaces. The Applicant is seeking administrative approval to permit the off-street parking increase pursuant to the eTOD Ordinance.

5. The Applicant believes the proposed mixed-use building will provide appropriate density in the subject neighborhood. More specifically, the project will replace a vacant lot with a new mixed-use building, which will provide additional residential housing thereby meeting market demand. Based on the subject property's proximity to a designated CTA bus route (Halsted CTA Bus Line), the Applicant believes the project provides transit options and otherwise complies with the Travel Demand Study and Management Plan rules promulgated by the Department of Transportation by serving an area in need.



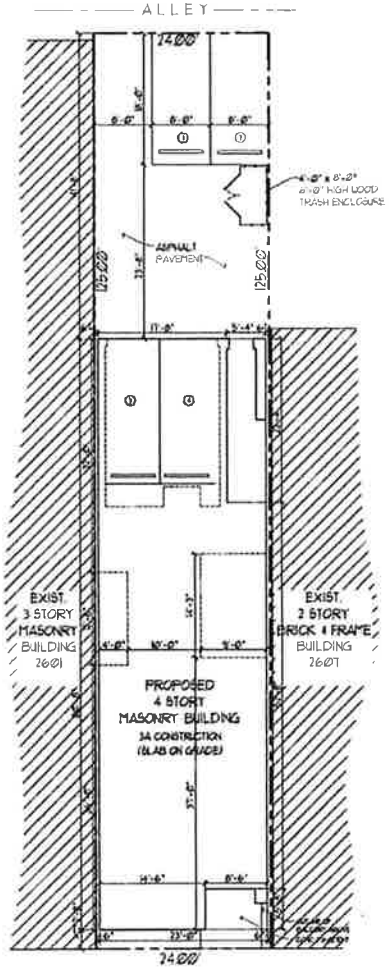
STREET VIEW



ALLEY VIEW



ALLEY VIEW



SITE PLAN



AERIAL VIEW



ZONING MAP

ZONING	EXISTING ZONING C1-2	NEW ZONING RT-3	PROVIDED
LOT AREA	3,000 SF		
LOT SIZE	24' x 125'		
MAX. BLD. AREA (FAR)	6,600 SF (2.2)	5,000 SF (1.67)	6,525 SF (2.18)
MIN. LOT AREA PER UNIT (RT-3)	DU NOT ALLOWED	600 - 1 DU	3 DU
OPEN SPACE	N/A	N/A	N/A
MAX. BLD. HEIGHT		50 FT	45 FT
REQ'D FRONT SETBACK	0'-0"	0'-0"	2'-0"
REQ'D REAR SETBACK	0'-0"	30'-0"	47'-0"
REQ'D SIDE SETBACK	0'-0"	0'-0"	0'-4"

PROPOSED COMMERCIAL UNITS 1
PROPOSED RESIDENTIAL UNITS 3
PARKING (1 REQ'D) 4
BUILDING HEIGHT (4 STORY) ..... 45 FT

REQ'D COMMERCIAL
FLOOR AT GRADE ..... 3,000x25% = 750 SQFT
PROVIDED COMMERCIAL SPACE ..... 1021 SQFT

1ST FLOOR ..... 1314 SQFT.
2ND FLOOR ..... 1837 SQFT
3RD FLOOR ..... 1837 SQFT
4TH FLOOR ..... 1837 SQFT
TOTAL BUILDING AREA ..... 6825 SQFT

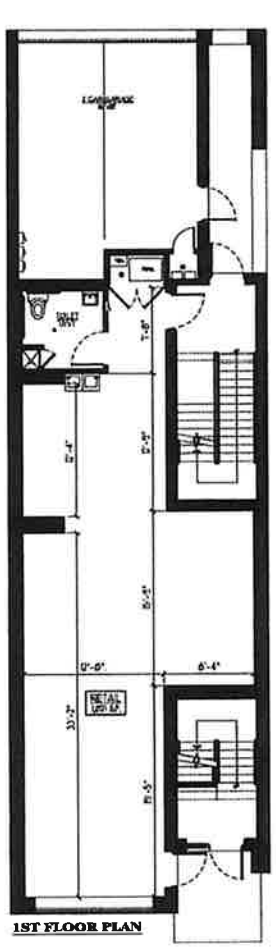
PROPOSED 4 STORY - 1 RETAIL & 3 D.U.

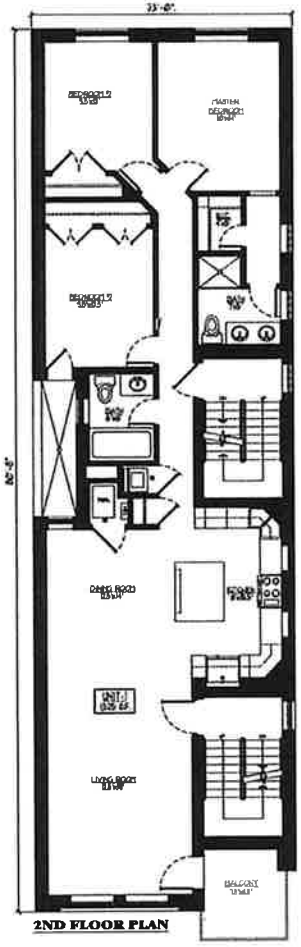
2603 S. HALSTED ST.

B.K.I. ARCHITECTURE

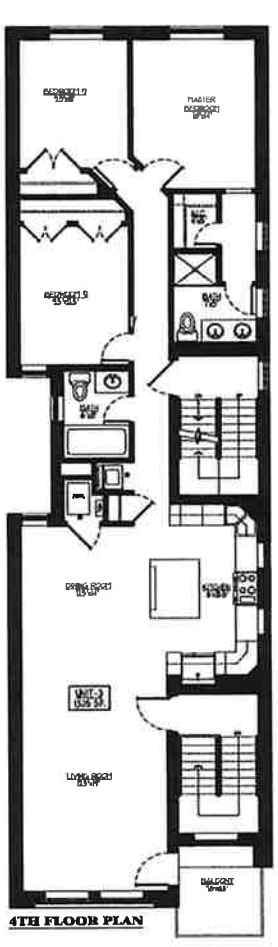
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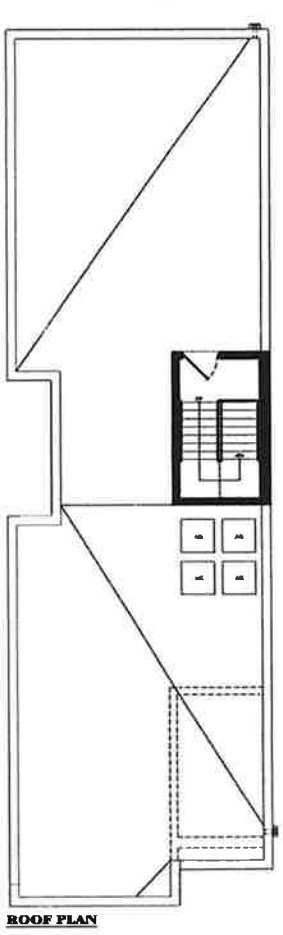
The developer and architect continued attention to design and construction requires that all plans, specifications, equipment, landscaping, dimensions and prices are subject to revisions without notice or obligation. All dimensions and square foot calculations are approximate.









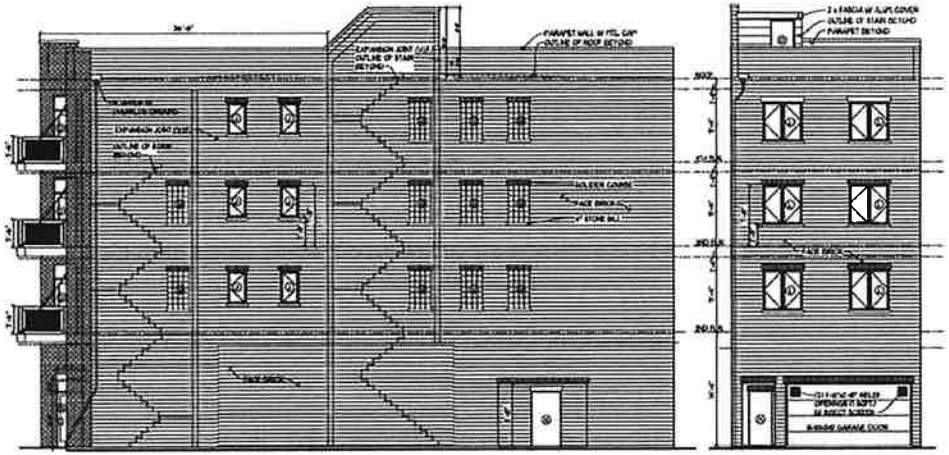


PROPOSED 4 STORY - 1 RETAIL & 3 D.U.

2603 S. HALSTED ST.

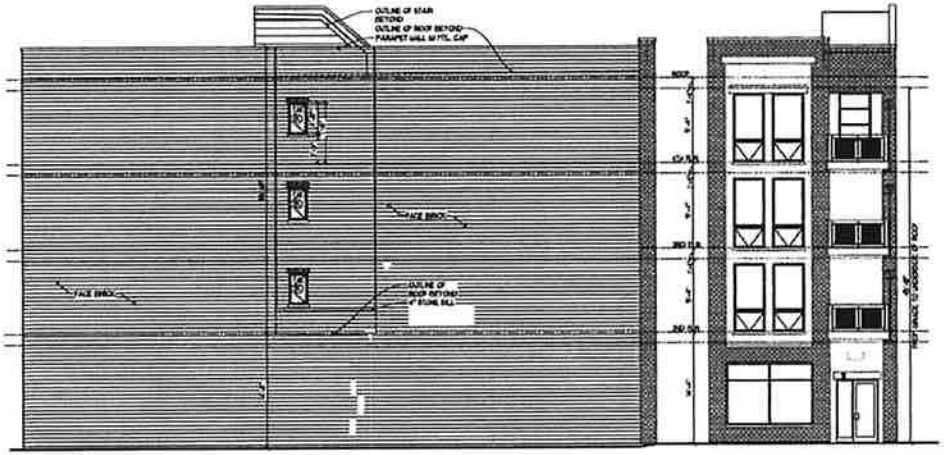
S.K.I.
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RIGHT SIDE ELEVATION

REAR ELEVATION



LEFT SIDE ELEVATION

FRONT ELEVATION



PROPOSED 4 STORY - 1 RETAIL & 3 D.U.

2603 S. HALSTED ST.

U.K.I.
ARCHITECTURE

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